

ENGINEERS CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for withdrawal of Money from Designated Account Project wise)

Date: 02nd June' 2021

To,

PRIME INFRABUILDCON PVT. LTD.

Office No. 3, Ghanshyam Patil Building,
Opp. Municipal Market, S. V. Road,
Andheri (West), Mumbai - 400 058.

Subject: Certificate of Cost Incurred for Development of (Pearl Regency) for Construction of proposed Sale Building No. 2 comprising of 3 Wings, (A, B & C), known as Rahiman Baug Rahiman Baug SRA CHS Ltd., situated on the Plot bearing CTS No. 815(pt) demarcated by its boundaries by D P Road to the North, by CTS No. 66 to the South, by D P Road to the West, by CTS No. 815/A to the East of division Kokan, Village Andheri, Taluka Andheri, District Mumbai Suburban Pin - 400 058 admeasuring 2267.45 Sq. Meters being developed by PRIME INFRABUILDCON PVT. LTD.

Sir,

1. I, MR. VAGHELA KRUPESH DEEPAK CHETANA have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under Maha RERA being Sale Building No, 2 comprising of 3 Wings, (Wing A, B & C), known as Rahiman Baug Rahiman Baug SRA CHS Ltd. of the Plot bearing of Division Kokan, Village Andheri Taluka Andheri District Mumbai Suburban PIN - 400 058 admeasuring 2267.45 being developed by PRIME INFRABUILDCON PVT. LTD.

Following technical professionals are appointed by Developers/
Promoter:

- i) Shri Ashish Solanki as Architect,
- ii) M/s. Sura & Associates as Structural Consultant,
- iii) Shri Vijay Kelkar as MEP Consultant,
- iv) Mr. Altaf Hingora Quantily Surveyor



2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and allied works, of the Building (s) of the project. Our estimated cost calculation are based on the drawings/plans made available to us for the project under reference by the Developers and consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Altaf Hingora quantity surveyor appointed by Developers/Engineer, and the assumption of the cost of material, labour and other inputs made by developers, and the site inspection carried out by us.

3. We estimate total estimated cost of completion of the building/ Wings of the aforesaid project under reference as Rs. 1,22,00,00,000/- (total of table A and B). The estimated total cost of project is with reference to the Civil, MEP and allied work required to be completed for the purpose of obtaining occupation certificated/ completion certificate for the building(s) from the Municipal Corporation of Greater Mumbai (MCGM)/Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 6,77,23,923/- (total of table A and B). The amount of estimated cost Incurred is calculated on the base of amount of total estimated cost.

5. The Balance cost of Completion of the Civil, MEP and Allied work of the Building of the subject to obtain Occupation Certificate/ completion from Municipal Corporation of Greater Mumbai (MCGM)/ Slum Rehabilitation Authority (SRA) (Planning Authority) is estimated at Rs. 1,15,22,76,077/- (total of table A and B)

6. I certify that the cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in table A and B below:

TABLE - 'A'

Building/Wing bearing Number 2 or called Pearl Regency (to be prepared separately for each Building/Wings of the Real Estate Project)

Komesh

Sr. No.	Particular	Amount
1.	Total Estimated Cost of the Building/ Wings as on 31.05.2021 date of Registration is	Rs. 1,05,00,00,000/-
2.	Cost incurred as on 31.05.2021 (based on the Estimated cost)	Rs. 5,04,96,157/-
3.	Work done in Percentage (as percentage of the estimated cost)	5%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 99,95,03,843/-
5.	Cost Incurred on Additional/Extra Items as on 31.05.2021 not included in the Estimated Cost (Annexure - A)	Rs. NIL

TABLE - 'B'

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particular	Amount
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.05.2021 date of Registration is	Rs. 17,00,00,000/-
2.	Cost incurred as on 31.05.2021 (based on the Estimated cost)	Rs. 1,72,27,766/-
3.	Work done in Percentage (as percentage of the estimated cost)	10%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 15,27,72,234/-
5.	Cost Incurred on Additional/Extra Items as on 31.05.2021 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully,

Krupesh
02/06/2021
MR. VAGHELA KRUPESH DEEPAK CHETANA
(NO. 3578577)

NOTE:

1. The scope of work is to complete enter Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. Quality survey can be done by office of Engineer or can be done by any independent Quality Surveyor, whose certificate of quality calculated can be relied upon by the Engineer, In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked and in case quantity are being calculated by office Engineer, the name of the person in the office Engineers, who is responsible for the quantity calculated should be mentioned at the place marked.
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Kanupesh



University of Mumbai मुंबई विद्यापीठ

OR

the Chancellor, Vice-Chancellor
and

Members of the Management Council

confer the Degree of

Bachelor of Engineering

(in its Civil Branch)

on

Vaghela Krupesh Deepak Chetana

Rizvi Education Society's College of Engineering

in the **First Class**

for the examination held in May 2013

at the Convocation

held on 12th January, 2014.

आम्ही,
कुलपती, कुलगुरू
आणि

व्यवस्थापन परिषदेचे सदस्य

अभियांत्रिकी स्नातक

(स्थापत्य शाखा)

ही पदवी

मे २०१३ मधील परीक्षेत

प्रथम श्रेणीत उत्तीर्ण झाल्याबद्दल

वाघेला कृपेश दिपक चेतना

रिझवी एज्युकेशन सोसायटीचे कॉलेज ऑफ इंजिनिअरिंग

याना

१२ जानेवारी, २०१४ च्या

दीक्षान्त समारंभात प्रदान केली आहे.

[Signature]
०२/०१/२०१४



BENG-13-522-26388-08441

Vice-Chancellor / कुलगुरू

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